



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-50006

Date Received: 6 JAN. 2014

Commission/Civic: NA

Existing Zoning: _____

Application Accepted by: HF

Fee: \$1900-

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☐ Variance ☒ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe to permit signage for a new development which is visible from Olentangy River Road

LOCATION

1. Certified Address Number and Street Name 753 Chambers Road

City Columbus

State OH

Zip 43212

Parcel Number (only one required) 420-291760

APPLICANT

2. Name Lennox Town Plaza LLC

3. Address 511 North Park Street

City/State Columbus, OH

Zip 43215

4. Phone # 614-280-0367

Fax # _____

Email dkosar@induscompanies.com

PROPERTY OWNER(S)

2. Name Lennox Town Plaza LLC

3. Address 511 North Park Street

City/State Columbus, OH

Zip 43215

4. Phone # 614-280-0367

Fax # _____

Email dkosar@induscompanies.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jeffrey L. Brown

9. Address Smith & Hale LLC, 37 W. Broad St., Ste. 460

City/State Columbus, OH

Zip 43215

10. Phone # 221-4255

Fax # 221-4409

Email jlbrown@smithandhale.com

SIGNATURES

11. Applicant Signature Lennox Town Plaza LLC By: [Signature]

12. Property Owner Signature Lennox Town Plaza LLC By: [Signature]

13. Attorney / Agent Signature [Signature]



14320-00006
753 CHAMBERS ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 747 CHAMBERS RD COLUMBUS, OH

Mailing Address: 511 N PARK ST

COLUMBUS OH 43215

Owner: LENNOX TOWN PLAZA LLC

Parcel Number: 420291760

ZONING INFORMATION

Zoning: N/A, N/A, N/A

effective N/A, Height District N/A

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

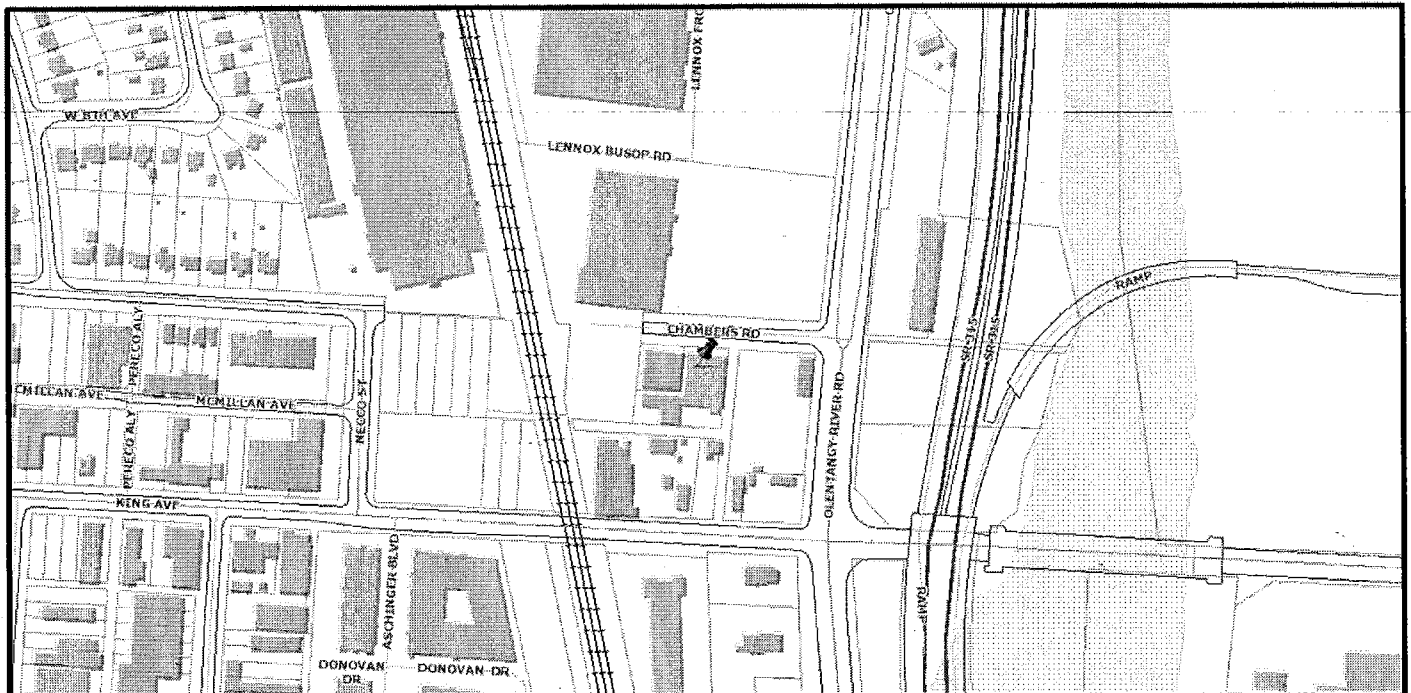
PENDING ZONING ACTION

Zoning: Z12-044

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

APPLICATION #

14320-00006
753 CHAMBERS ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 753 Chambers Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Lennox Town Plaza LLC
511 North Park Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Lennox Town Plaza LLC
614-280-0367

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) _____

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

3rd day of January, in the year 2014
(8) Natalie C. Timmons
9/4/15



Seal Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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STATEMENT OF HARDSHIP

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753 CHAMBERS ROAD

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

N/A

Signature of Applicant

Lennox Town Plaza, Inc

By: _____

Date

11/3/14

Graphics Plan
753 Chambers Road

The Sabo family owned this property on Chambers Road as well as the property that faces Olentangy River Road. The applicant has been working on a series of redevelopment of the Sabo properties. There is a multi-tenant commercial building at the corner of Olentangy River Road and Chambers Road. The subject site is to the west of the existing building. The traffic for these sites is from Olentangy River Road. For signage to be effect it must be visible from Olentangy River Road.

The proposed signage for the new development is shown on Exhibit A. Tenant names may be changed so long as the size of the signage box does not change. Tenants may have window signage so long as the window signage does not exceed 25% of the area of the window with which it is associated. All other signage shall comply with the C-4, Commercial Code.

Variances

3377.24 Wall Signs for Individual Uses.

To permit signage on a façade which does not front a street (it frontages an alley).

3377.07C Wall Signs

To permit signage on the south, north and east elevations.

3377.26 Permanent on Premises Roof Signs

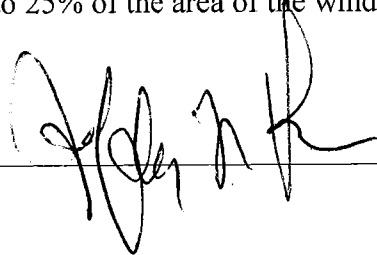
To permit signage to be above the roof line on the east and south elevations.

3377.20 Permanent on Premises Wall and Window Signs

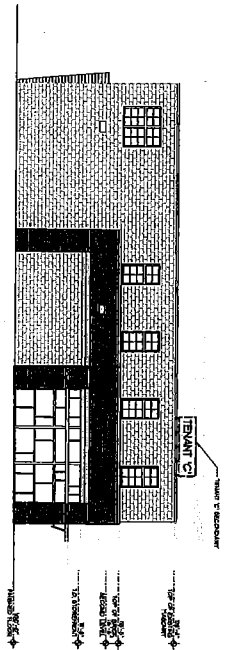
To permit three tenant names plus a second story tenant name on a façade which only the second story tenant has a door and which the other three tenants do not occupy the space behind the signage area.

3377.23 Permanent and Removable Window Signs

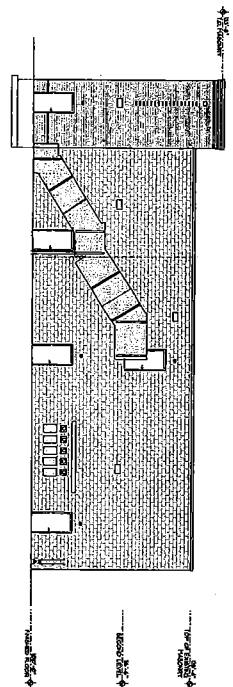
Each tenant may have window signage upto 25% of the area of the window with which it is associated.

A handwritten signature in black ink, appearing to be 'John R.', is written over a horizontal line.

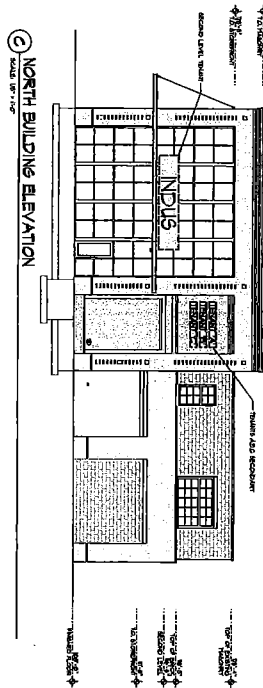
14320-00006 753 CHAMBERS ROAD



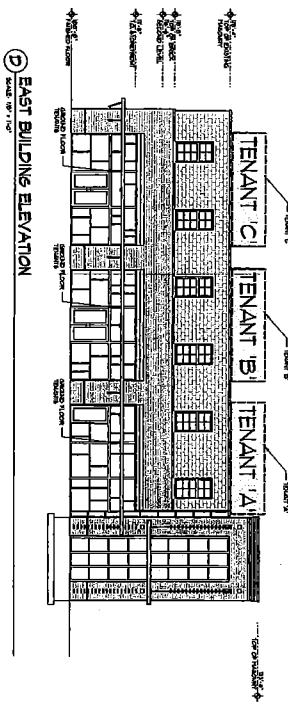
A SOUTH BUILDING ELEVATION
SCALE 3/8" = 1'-0"



B WEST BUILDING ELEVATION
SCALE 3/8" = 1'-0"

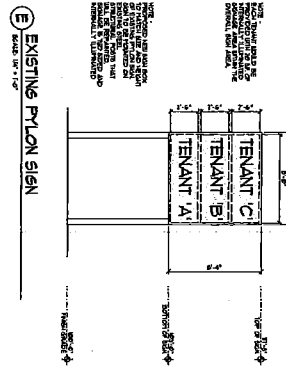


C NORTH BUILDING ELEVATION
SCALE 3/8" = 1'-0"



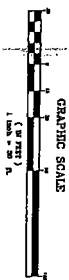
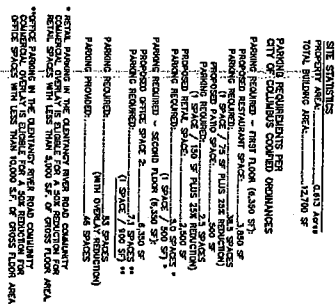
D EAST BUILDING ELEVATION
SCALE 3/8" = 1'-0"

PROPOSED SIGNAGE SUMMARY									
ZONE - CPO SITE AREA - 4.00 ACRES BUILDING TOTAL AREA - 10,000 SQ. FT. SIGNAGE TOTAL AREA - 1,000 SQ. FT. SIGNAGE TOTAL COST - \$10,000									
SIGNAGE TYPE: PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT, PERMANENT									
SIGNAGE LOCATION: BUILDING, BUILDING, BUILDING, BUILDING, BUILDING, BUILDING, BUILDING, BUILDING, BUILDING, BUILDING									
SIGNAGE SIZE: 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10', 10' x 10'									
SIGNAGE COLOR: RED, RED, RED, RED, RED, RED, RED, RED, RED, RED									
SIGNAGE MOUNTING: WALL, WALL, WALL, WALL, WALL, WALL, WALL, WALL, WALL, WALL									
SIGNAGE MATERIAL: ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM, ALUMINUM									
SIGNAGE FINISH: POLISHED, POLISHED, POLISHED, POLISHED, POLISHED, POLISHED, POLISHED, POLISHED, POLISHED, POLISHED									
SIGNAGE MAINTENANCE: ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL, ANNUAL									
SIGNAGE REMOVAL: 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS, 10 YEARS									



E EXISTING PYLON SIGN
SCALE 3/8" = 1'-0"

14320-00006
753 CHAMBERS ROAD



Date: 10/29/2015 Drawing Title: 11-0004-390 Project Number: 11-0004-390 Drawing Number: 1/1	Interior Details	CITY OF COLUMBUS, OHIO PROPOSED RETAIL IMPROVEMENTS SITE PLAN FOR SABO PROPERTY II RETAIL CENTER	PLAN PREPARED FOR: INDUS COMPANIES 511 N. PARK STREET COLUMBUS, OHIO 43215	PLAN PREPARED BY:  ADVANCED CIVIL DESIGN 11330 Reed Road Columbus, OHIO 43228 614-764-1470 Fax 614-764-1750 www.advancedcivil.com
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/3/14



Disclaimer

Scale = 100

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



GRAPHICS COMMISSION APPLICATION

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

Of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

[illegible]

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015